



Source: South County Catholic High School (2013)



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Exhibit 2-14 High School Plan Phase 1

Table 2-7: High School Components

Phase/Facilities	Facilities (square feet)	Parking Spaces	Students	Staff
Phase 1				
Classrooms & Administration (Building 1)	51,351	203	600	55
Multi-purpose Building (Building 2)	13,754			
Phase 2				
Classrooms & Library (Building 4)	42,450	217	600	40
Phase 3				
Classrooms (Addition to Buildings 1 and/or 4)	33,450	112	400	30
Future				
Gym (Building 3)	23,040	52	—	—
Lockers, Lobby, Weight Room (Building 3)	20,871	—	—	—
Music Rooms (Building 5)	6,000	—	—	—
Theater (Building 5)	12,000	70	—	—
Chapel (Building 6)	7,525	—	—	—
Fields (Areas 7, 8 and 9)	NA	80	—	—
Total	210,441	734	1,600	125
Notes: sf = square feet Future = to be constructed as determined by funding availability. * = not applicable Source: Landmark Builders, 2011.				

On- and offsite improvements proposed with the High School project include parking lots, driveways, utility undergrounding, and frontage improvements, including landscaping and irrigation, along Tennant Avenue and Murphy Avenue, and a traffic signal at the intersection of Tennant Avenue and Murphy Avenue. Frontage improvements include paving, a new turn lane into the project, curb, gutter, sidewalks, public transportation stops, and streetlights. The High School project site would tie into the existing municipal sewer, water, and storm drainage systems, and the existing telephone/cable, natural gas, and electrical distribution systems. Additional onsite stormwater retention basin(s) will be constructed, as needed to meet City of Morgan Hill municipal code, City design standards, and Regional Water Quality Control Board requirements.

Building heights for the classrooms, gym, and theater would not exceed 55 feet. The peak of the proposed chapel roof would be 30 feet in height; however, the bell tower is anticipated to be 55 feet in height. At complete buildout, a total of 734 parking spaces would be provided for faculty, students, and visitors on 7.09 acres of parking lot(s). A Transportation Demand Management Plan

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will be prepared and implemented by the project applicant. Parking permits will be required for onsite parking and no offsite parking will be permitted by the school. Shuttle service will be provided to and from the Morgan Hill train station and the Valley Transportation Authority (VTA) hub at the corner of Main Street and Hale Avenue. Carpooling and vanpooling will also be encouraged. Onsite lockers, showers, and storage facilities will be provided for students and staff.

At complete buildout, the project's facilities, buildings, walkways, basketball courts, and other impervious surfaces are estimated to cover 615,400 square feet, or 14.13 acres of the project site. The more intense uses are located along Tennant Avenue and Murphy Avenue with the less frequently used facilities located adjacent to neighboring agricultural uses. To the extent possible, buildings will be oriented towards the front (west) and center of the campus. A setback/buffer along the eastern and northern property lines is included in the project plan. Trees of significance that are not already within or cannot be moved into the setback/buffer will be mitigated for in accordance with the City's policy for trees of significance. The project applicant has agreed to participate in the Santa Clara County Habitat Conservation Plan/Natural Community Conservation Plan and the agricultural preservation program being prepared by the City.

The project incorporates improved filtration and ventilation equipment to lessen potential health risks related to the project's proximity to U.S. 101 and the neighboring agricultural uses. The project applicant has also agreed to comply with industry standard construction noise and dust mitigation practices, including the use of low-emission construction equipment and dust stabilization (on- and offsite). Construction will cease in the event a threatened or endangered species, or a historical or cultural artifact is discovered until such time as the same has been appropriately handled.

The first phase proposes to accommodate 600 students over a 6-year timeframe, as shown in Table 2-8. Sports fields and facilities would be developed in the later phases. The applicant may propose interim, joint use of nearby City aquatics and athletic field facilities for the time before private school sports facilities are available. The construction and operational timeline provided in Table 2-8 is approximate, and may vary by funding availability and student enrollment. Unless otherwise noted, for the purposes of providing a conservative, worst-case analysis, this Draft EIR evaluates the entire High School being developed in a single phase (Phase 1).

Table 2-8: High School Phasing Timeline

Phase	Construction		Operation		Total Student Capacity
	Start	End	Instruction Begins	Year Capacity Reached	
1	3 rd Quarter 2015	2 nd Quarter 2017	3 rd Quarter 2017	2023	600
2	3 rd Quarter 2030	2 nd Quarter 2032	3 rd Quarter 2032	2039	1,200
3	3 rd Quarter 2047	2 nd Quarter 2049	3 rd Quarter 2049	2054	1,600
Source: Landmark Builders, 2013.					

2.4.1 - Operations

Regular High School hours would be 7:00 a.m. to 4:00 p.m., Monday through Friday. School facilities such as sports fields, courts, gymnasium, theatre, and swimming pool are anticipated to be used for after-school activities and events from 3:30 p.m. through 10:00 p.m. Events such as sports, weddings, and worship services may take place during the weekends. Security lighting would be provided in the parking lots and walkways. Nighttime lighting is anticipated for evening events. All lighting will comply with the City's lighting ordinance, which is intended to mitigate excessive lighting and glare.

2.4.2 - City General Plan Land Use Redesignations and Rezoning Classifications

The General Plan land use designation for the High School site would be "Public Facilities." The zoning district would be Public Facilities (Planned Development) or PF (PD). Note that the PD Overlay is intended to allow design exceptions such as building heights greater than the 35-foot limit set forth in the underlying PF zoning district.

2.5 - Intended Uses of this Draft EIR

This Draft EIR is being prepared by the City of Morgan Hill to assess the potential environmental impacts that may arise in connection with actions related to implementation of the proposed project. Pursuant to CEQA Guidelines Section 15367, the City of Morgan Hill is the lead agency for the proposed project and has discretionary authority over the proposed project and project approvals. Discretionary and Ministerial Actions

Agricultural Lands Preservation Program

The following discretionary approvals and actions are required:

- Recommendation to City Council for certification of the EIR and adoption of the Agricultural Lands Preservation Program (Planning Commission)
- Certification of the EIR (City Council)
- Adoption of the Agricultural Lands Preservation Program (City Council)

SEQ Area

Discretionary approvals and permits are required for implementation of the proposed SEQ Area Project. The following discretionary approvals and actions are required:

- Recommendation to City Council for certification of the EIR and adoption of the boundary adjustments and General Plan and Zoning Amendments (Planning Commission)
- Certification of the EIR (City Council)

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- General Plan Amendments to establish the new Sports-Recreation-Leisure land use designation, adopt the above-referenced land use designation changes, amend the land use designations for lands within the SEQ Area, incorporate new General Plan goals and policies related to the Agricultural Lands Preservation Program, and amend existing General Plan goals and policies to ensure internal consistency (City Council)
- Zoning Amendment to establish the new Sports-Recreation-Leisure zoning classification and zoning chapter, adopt prezoning designations for lands within the SEQ Area, adopt the above-referenced zoning changes, and amend existing Zoning Code provisions to ensure consistency with the amended General Plan goals and policies (City Council)
- Boundary adjustment for the urban service area, urban growth boundary, urban limit line, and city limits (City Council and Santa Clara County LAFCO)

This Draft EIR evaluates the environmental effects of the SEQ Area on a programmatic, policy level. It should be noted, however, that the programmatic-level environmental review of Project Components 1 through 4 listed previously provides the CEQA analysis and clearance required to approve and implement these project components. No further environmental review is anticipated for Project Components 1 through 4. Future development or land use activity proposals within the SEQ Area, however, may be subject to additional environmental review.

High School

Discretionary approvals and permits are required by the City of Morgan Hill for implementation of the proposed High School. The project application would require the following discretionary approvals and actions, including:

- Recommendation to City Council for certification of the EIR and adoption of the boundary adjustments, General Plan and Zoning Amendments, and Development Agreement (Planning Commission)
- Certification of the EIR (City Council)
- General Plan Amendment (City Council)
- Prezoning (City Council)
- Boundary adjustment for the urban service area, urban growth boundary, urban limit line, and city limits (City Council and Santa Clara County LAFCO)
- Development Agreement (City Council)
- Conditional Use Permit (Planning Commission)
- Design Permit (City Staff; Administrative Process)

- Lot Mergers (City Staff; Administrative Process)

Subsequent ministerial actions would be required for the implementation of the proposed High School project, including issuance of grading and building permits.

2.5.1 - Responsible and Trustee Agencies

A number of other agencies in addition to the City of Morgan Hill will serve as Responsible and Trustee Agencies, pursuant to CEQA Guidelines Section 15381 and Section 15386, respectively. This Draft EIR will provide environmental information to these agencies and other public agencies, which may be required to grant approvals or coordinate with other agencies, as part of project implementation. These agencies may include but are not limited to the following:

- Santa Clara County Local Agency Formation Commission
- Bay Area Air Quality Management District
- California Department of Transportation
- Central Coast Regional Water Quality Control Board

